

**SPECIAL JOINT REDEVELOPMENT AGENCY/  
CITY COUNCIL MEETING  
NOVEMBER 9, 1999**

The meeting called to order as the City Council at 10:13 a.m. Deputy Mayor Wear chaired the meeting.

Roll Call      Mathis, Kehoe, Stevens, Warden, Stallings,  
                  McCarty, Vargas, and Deputy Mayor Wear

Michael T. Uberuaga, City Manager  
Casey Gwinn, City Attorney  
Charles Abdelnour, Secretary  
Jack Fishkin, Secretary

Excused      Mayor Golding

The meeting adjourned as the City Council at 10:25 a.m.

The meeting reconvened as the Redevelopment Agency at 10:26 a.m.

**Consent**

1. Approval of the minutes of the special meeting June 22, 1999.

Motion by Member McCarty to approve (with Golding not present)  
Second by Member Kehoe  
Vote: 8-0

4. **Request for Proposal - Imperial Marketplace Public Improvements.**

(RA 2000- )

That the Redevelopment Agency adopt a resolution: (1) authorizing the Request for Proposal packet, as presented, for the construction of the Imperial Marketplace Public Improvements; (2) granting authorization to receive bids for construction of the Imperial Market Place Public Improvements in an amount not to exceed \$9,000,000 with a total project cost of \$10,685,000; (3) granting authorization to award the construct to the best-qualified design-builder, provided that the bid is within the established budget and all other requirements are met; (4) authorizing the Auditor and Comptroller, upon advice from the administering department, to transfer excess budgeted funds, if any, to the appropriate reserves; (5) authorizing the City Manager to request advanced funding from SANDAG through the commercial paper program in an amount to exceed \$3,542,082; (6) authorizing the City Manager to execute any necessary documents relating to the receipt of said funds from SANDAG; (7) indicating that the City of San Diego will be responsible for paying its proportionate share of the annual interest and administrative costs of the commercial paper program; based on the ratio of the amount of financing provided to the City of San Diego to the total commercial paper program; based on the ratio of the amount of financing provided to the City of San Diego to the total commercial paper outstanding for each fiscal year; (8) indicating that SANDAG will deduct said interest and administrative costs from the City of

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### Item 4. (Continued)

San Diego monthly TransNet Sales tax allocations prior to remitting any remaining sales tax proceeds for the City of San Diego projects; (9) indicating that the City of San Diego will repay to SANDAG the principal amount of \$3,542,082 to be repaid during Fiscal Year 2004; and (10) indicating that the first priority of the City of San Diego annual allocation of TansNet revenues shall be payment of the principal amount borrowed according to the above schedule; (11) accepting the following as debt (a) \$4,000,000 of TransNet Funds from the City of San Diego; (b) \$3,950,000 from the Developer (to be paid from Sales Tax); (c) \$1,935,000 from the Developer (to be paid from the Tax Increment Central Imperial - Marketplace Project); (12) amending the approved FY 99/00 SEDC Project Budget to include the \$3,950,000 Developer loan as project appropriation for the Imperial Marketplace and authorize expenditure of said funds.

See Southeastern Economic Development Corporation report no. 99-024, dated November 1, 199.

Council Companion Item No. S

Staff: Christina J. Willis 527-7345.

Motion by Member McCarty to continue to November 23, 1999 (with Golding not present)

Second by Member Kehoe

Vote: 8-0

The meeting adjourned as the Redevelopment Agency at 10:40 a.m. Item 2, and Council Companion Item 601; and Item 3, and Council Companion Item no. 602 to be heard at 2:00 p.m.

The meeting reconvened as the joint Redevelopment Agency/City Council at 2:15 p.m.

## **JOINT PUBLIC HEARING**

### 2. Approving resolution and document to:

(RA 2000-53)

Approving the sale of certain property at Sixth and J Street to JMI Realty and approving the Disposition and Development Agreement pertaining thereto; and making certain findings with respect to such sale.

See Centre City Development Corporation report dated October 27, 1999 (revised).

Council Companion Item No. 601.

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Pam Hamilton, project manager, Centre City Development Corporation, presented the staff report, and gave a brief background of the proposed DDA.

Motion by Member Warden to approve (with Golding not present)

Second by Member Stalling

Vote: 8-0

**Redevelopment Agency Resolution number R-03074, and Redevelopment Document number D-03074; and City Council Resolution number R-292440.**

### 3. Approving resolution and document to:

(RA 2000-54)

Approving the sale of certain property at Sixth and L Street to JMI Realty and approving the Disposition and Development Agreement pertaining thereto; and making certain findings with respect to such sale.

See Centre City Development Corporation report dated October 27, 1999 (revised).

Council Companion Item No. 602.

Pam Hamilton, project manager, Centre City Development Corporation, presented the staff report, and gave a brief background of the proposed DDA.

Motion by Member Mathis to approve (with Golding not present)

Second by Member Stalling

Vote: 8-0

**Redevelopment Agency Resolution number R-03075, and Redevelopment Document number D-03075; and City Council Resolution number R-292441.**

## Adjournment

The meeting adjourned as joint Redevelopment Agency/City Council at 3:10 p.m.

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Secretary of the Redevelopment Agency  
of the City of San Diego, California